



## Unique Commercial Space!

786 College Parkway, Colchester, Vermont

- ♦ 4 floors totaling 15,696+/- square feet
- ♦ Open Sunny Environment
- ♦ Very recently upgraded
- ♦ Available Immediately
- ♦ General Development 2 Zoning
- ♦ On the bus line

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*Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to lease.*

## Disclaimer:

This offer to lease is subject to errors and omissions and change without notice. The acceptance of any offer is solely at the discretion of the owner.

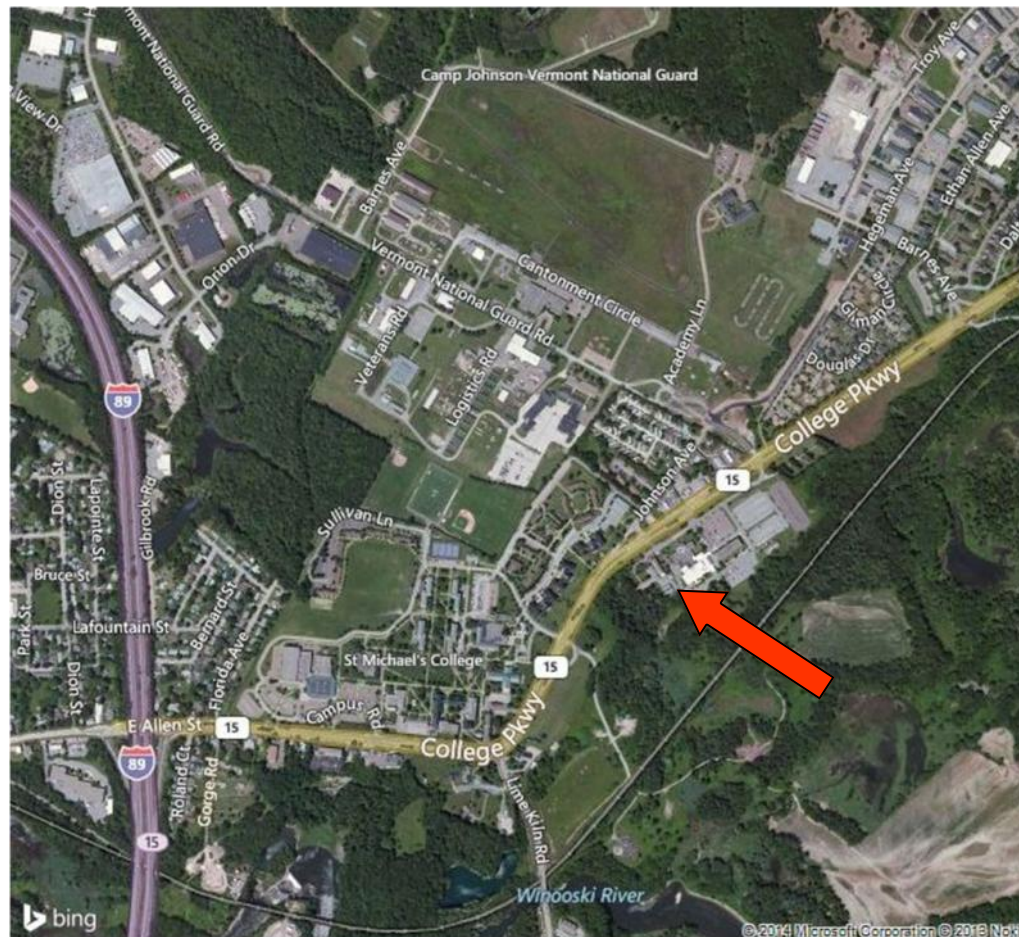
## Contact Information:

Chris Sherman: 802.864.2000 ext. 11

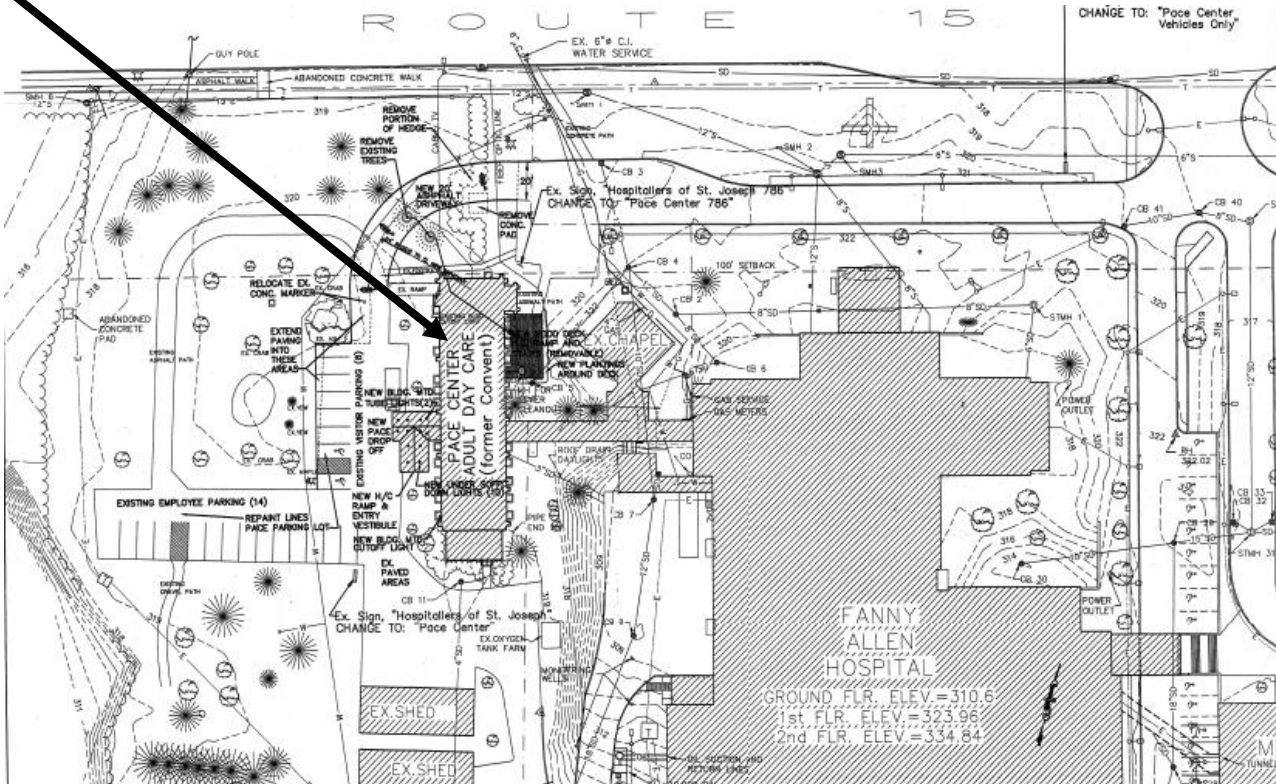
[Chris@vtcommercial.com](mailto:Chris@vtcommercial.com)

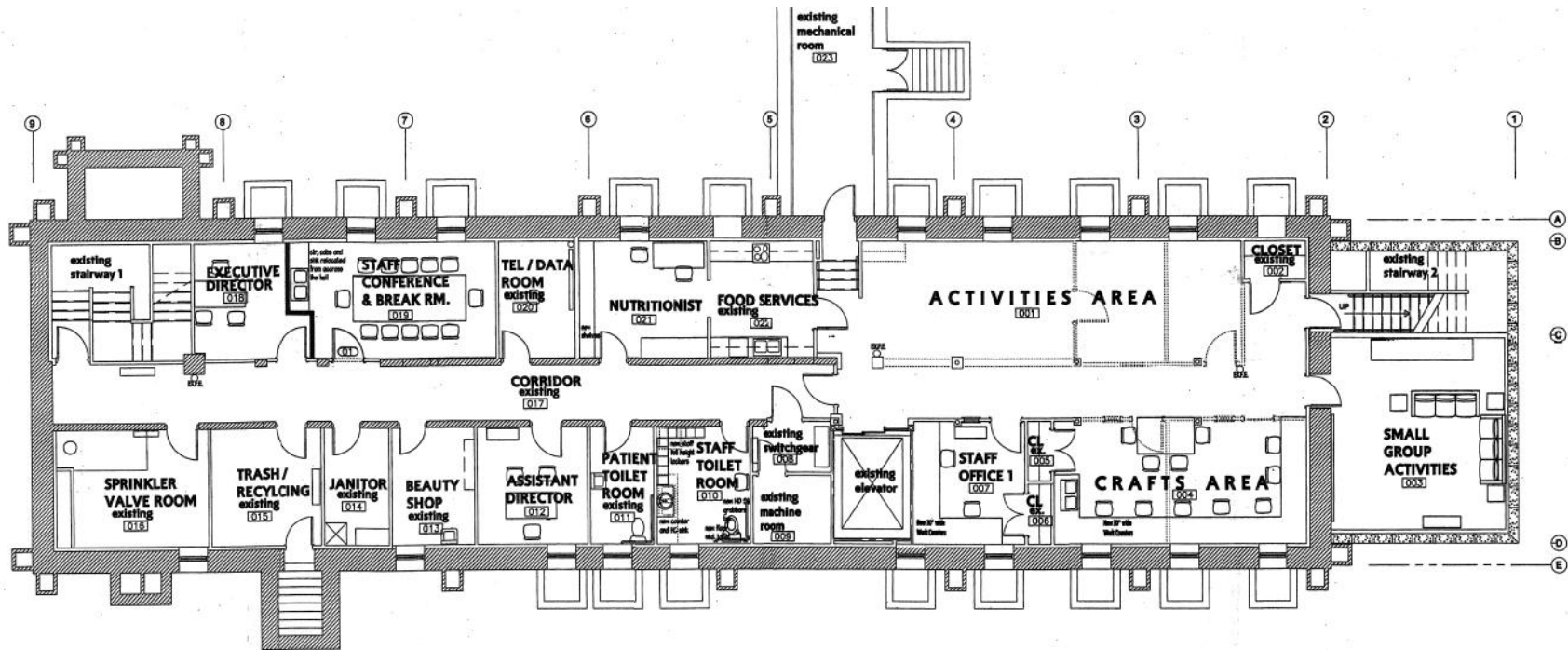
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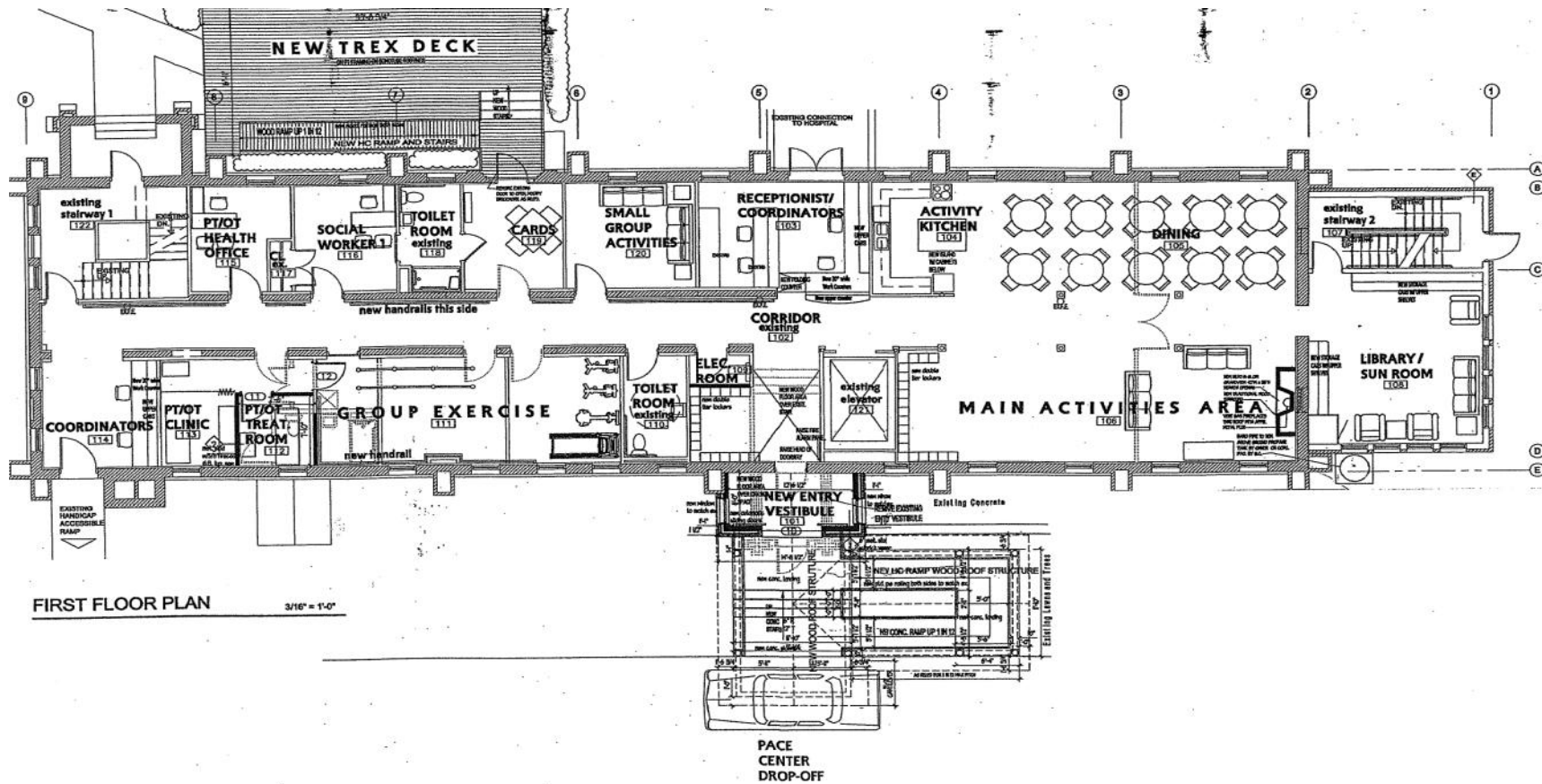
786 College Parkway  
Colchester, Vermont



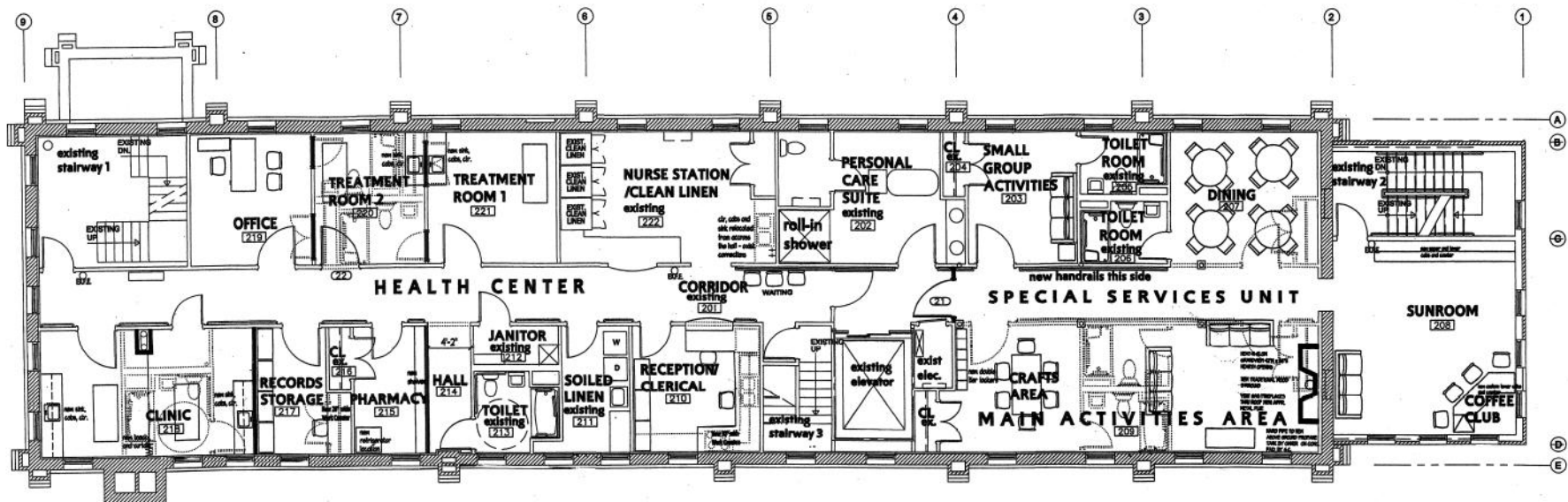


**BASEMENT FLOOR PLAN** 3/16" = 1'-0"

**Finished Basement Floor Plan**



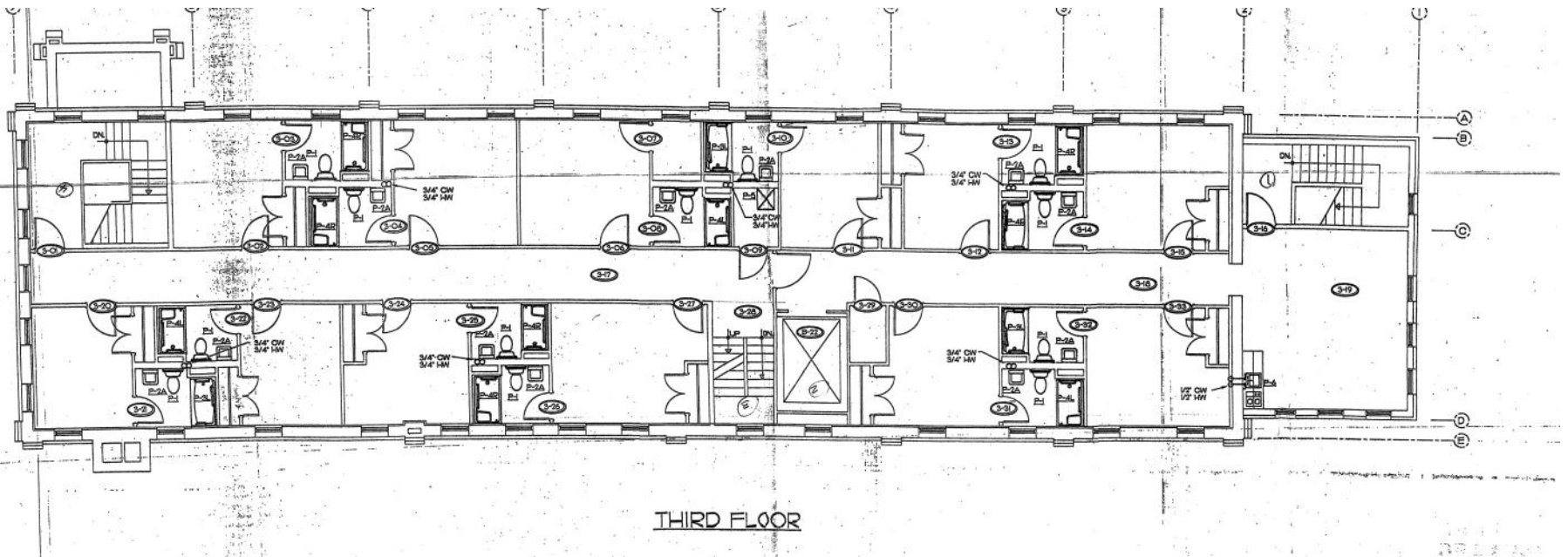
1st and Drop-off Floor Plan



2ND FLOOR PLAN

3/16" = 1'-0"

2nd Floor Plan



3rd Floor Plan

# Executive Summary

**Zoning:** The property is zoned General Development 2, which allows for a multitude of permitted and conditional uses including numerous residential uses (multi-family, residential care, congregate housing), office uses, educational uses, religious uses, institutional care or confinement facilities, and miscellaneous public/municipal service facilities.

**Ownership:** 786 College Parkway is owned by Fanny Allen Holdings, Inc., which also owns the adjacent hospital property. Fanny Allen Holdings, Inc. is a subsidiary of Covenant Health Systems, which is a values-based Catholic not-for-profit health care system based in Tewksbury, Massachusetts. Covenant sponsors hospitals, nursing homes, assisted living residences, and other health and elder services throughout New England.

**Location:** The property is located directly adjacent to the Fletcher Allen Health Care Walk-in Center (Fanny Allen Campus), across from Saint Michael's College main campus, and less than 1 mile east of Interstate 89 Exit 15. Access to the property is via a signalized intersection at the entrance to the FAHC campus.

**Building:** The building consists of three-stories and finished basement (plus attic) serviced by an elevator (B to 3) and three internal stairwells, constructed of masonry and wood and including approximately 21,500+/- gross square feet. It was built circa 1900, and fully renovated by the most recent tenant, PACE Vermont, Inc. (Program of All-Inclusive Care for Elderly) in 2006 (and prior to that in 1993). Renovations included the addition of a front entrance vestibule and canopy staircase. A concrete ramp provides wheelchair access to the building at the north-west corner.

The building is fully finished with each floor having provided various functions for the prior tenant. Generally speaking, the facility features a center hallway with perimeter offices. The building also includes numerous bathrooms, kitchens, living rooms, conference rooms, private offices and/or bedrooms, and laundry area. The stand-up attic is used for storage. All sections of the building are fully sprinklered and ventilated. Windows are thermal pane double hung, heat is provided via a gas hot water boiler, and air conditioning is window mounted. Paved parking for approximately 25-30 vehicles is provided on-site. There is the possibility of creating additional parking.





## Terms

**Availability:** Immediate

**Term:** Up to ten years

**Price:** Blended rate of **\$8.75/sf** based on 15,696 sf

**Other Expenses:**

Taxes ~\$2.10/sf

Operating Costs ~\$2.90/sf

Utilities ~\$1.50/sf

For a comprehensive tour of the property, please contact:

Chris Sherman 802.864.2000 x 11 [chris@vtcommercial.com](mailto:chris@vtcommercial.com)

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